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Rhodewood House Saundersfoot SA69 9NU

£187,000

Apartment
Leasehold



SOLD BEFORE MARKETING

A modern two bedroom second-floor apartment on St. Brides Hill, that offers a blend of comfort and convenience. With allocated parking, lift access, and situated near to Swallowtree Woods and The Glen beach, this property is an ideal choice for both permanent residence or holiday retreats.

The bright and airy open living space benefits from a feature window and Juliette balcony, with fitted kitchen. There are woodland views from the main bedroom, with a private entrance porch and built in storage. Additionally, there is a communal patio area on the first floor.

Just a short stroll away, you will discover the picturesque village of Saundersfoot, with its sandy beaches, harbour eateries and shops. Everything you need is within easy reach.



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **2 Bedroom - 2nd Floor Apartment**
- **Allocated Parking**
- **Modern Design**
- **Open Plan Living Space**

- **Sea Views**
- **Walking Distance To Village**
- **Managed by Birt & Co**
- **Ideal Holiday Investment**

Entrance Porch

From the communal hallway is a private, lockable porch ideal for storing shoes and coats. Door opens into the apartment.

Hallway

The hallway has a built-in double-width storage cupboard, loft access above, and video entry system.

Lounge/Diner/Kitchen 16'4" x 15'7" (5 x 4.75)

A bright open-plan living space, with door to Juliette balcony to the front. There are window panes around and above the door, offering views out to the coast and sea.

The fitted kitchen has a range of floor and wall mounted units (one housing the gas combi boiler) with sink and drainer and integral fridge/freezer, washer/dryer, and dishwasher units. There is a built-in oven, with separate microwave grill above, plus 4 ring hob with extractor hood over.

Bathroom

The fully tiled bathroom has a 'P' shaped bath with shower over and glass screen, WC, and wash hand basin, plus obscure window to the rear.

Bedroom One 11'3" x 11'1" (3.45 x 3.4)

The master bedroom has a window to the rear looking out to the woodland, and ample space for freestanding wardrobes etc.

Bedroom Two 9'4" x 7'4" (2.87 x 2.26)

A twin bedroom with window to the side, and space for wardrobe/chest of drawers.

Externally

The apartment has an allocated parking space in the undercover garage area, and use of a communal patio

area above.

From the garage, there is a door into the communal hallway and you can take either a lift or the stairs up to the 2nd floor.

Please Note

Lease start date: 1st March 2006

Lease length: 199 Years

Service charge: £2668.40 annually and invoiced in two six monthly instalments.


Ground rent of £175 per year.

The Pembrokeshire County Council Tax Band is D - approximately £1,894.45 for 2024/25.

We are advised that mains gas, electric, water and drainage is connected to the property.



From the roundabout at New Hedges head down the hill into Saundersfoot. Pass Swallowtree Woods on the right and Rhodewood House is approximately 300 yards down on the left-hand side. The property is entered via a solid wood front door which opens into the hallway.

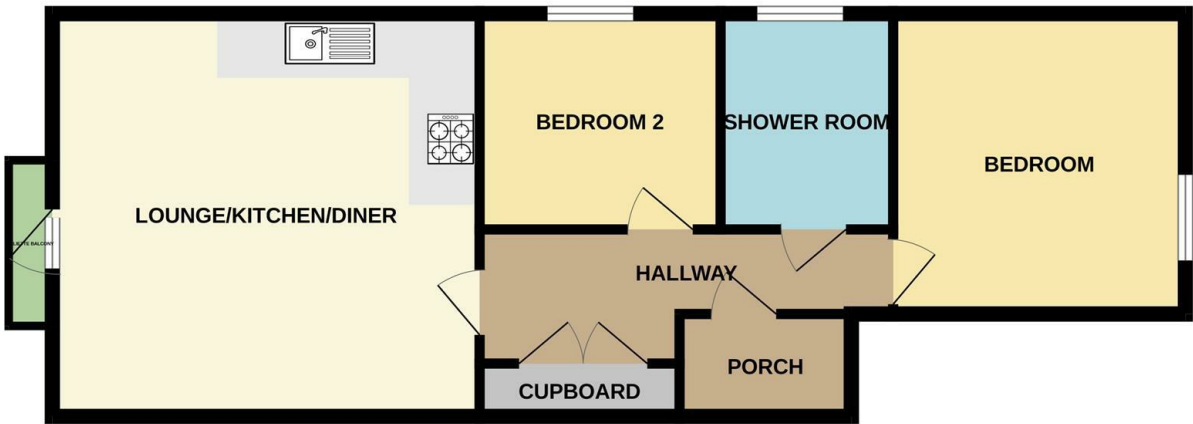
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







2ND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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